

UNDER OFFER



Unit G

Tokar Industrial Park, Walberton Nr Arundel, BN18 0AS

Industrial/Storage Unit With Forecourt

2,200 sq ft
(204.39 sq m)

- Good Parking & Loading
- Secure Well Managed Estate
- New Lease Available
- 4m to Roof Pitch
- 3 Phase Power
- Ready To Occupy

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Description

NOTE: No motor trade uses

The Tokar Industrial Estate offers a secure and well managed environment to its tenants. The estate comprises a number of varying size units in a gated/fenced compound. Unit G is of steel frame construction under a pitched roof. The unit provides a clean modern working environment & benefits from a front forecourt & parking area. Access is via a roller shutter door. Internally, the unit has a level concrete floor and a max height to the roof pitch of 4m (3.3m eaves) .The unit has three phase power. WC & washdown facilities are located in the adjacent building. A WC can be fitted internally if required & subject to negotiation.

A separate car park offers additional vehicle parking.

Location

The Tokar Industrial Park is located in Walberton close to the main A27 east/west trunk road.

Chichester is 8 miles to the west, Arundel 4 miles and Worthing 12 miles to the east.

Access is directly off Yapton Lane (B2132) between the Avisford Hilton and railway line. Ford and Barnham railway stations are within 5 and 7 miles respectively.

Possession

The unit is ready to occupy.

Rent

£18,950 per annum exclusive. Rent net of VAT, business rates, estate service charge, buildings insurance contribution and other outgoings.

Rent Deposit

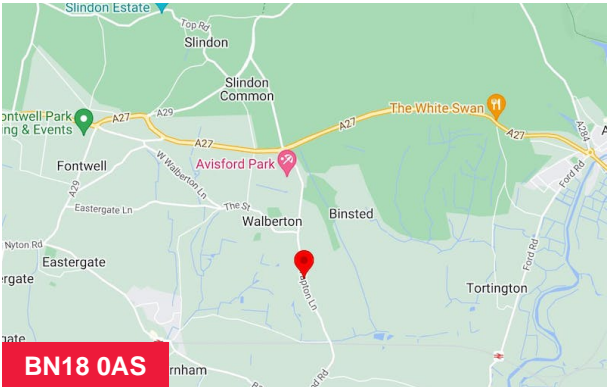
A rent deposit will be required, the amount dependent on tenant status.

Legal Costs

Each party to pay their own costs incurred.

Viewings

By prior appointment with sole agents Brierley & Coe. Please call 01903 372000.



Summary

Available Size	2,200 sq ft
Rent	£18,950 per annum exclusive
Rates Payable	£7,760 per annum <small>Approximate figures only Source VO. April 2023 figure quoted</small>
Rateable Value	£15,520
Service Charge	On application
VAT	Applicable
Estate Charge	Upon Enquiry
EPC Rating	Property graded as D-D (89)

Viewing & Further Information

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